ORDINANCE	NO		
AN ORDINANCE REZONING AND PROPERTY LOCATED AT 11200 ZIX RESERVE (DR) DISTRICT TO SING 1) DISTRICT.	MMERMAN L	ANE FROM DEVEI	OPMENT
BE IT ORDAINED BY THE CITY	Y COUNCIL O	THE CITY OF AU	STIN:
PART 1. The zoning map established by change the base district from developmentarge lot (SF-1) district on the property of file at the Neighborhood Zoning and Planta A 20.1982 acre tract of land, more on the tract of land being more particular.	nt reserve (DR) of the control of th	district to single familing Case No. C14-200 t, as follows: John E. Linn Survey N	y residence 07-0089, on No. 804,
"A" incorporated into this ordinance,			
locally known as 11200 Zimmerman La and generally identified in the map attache	1.34969 - 1.8677		nty, Texas,
PART 2. This ordinance takes effect on	(48.30%)		, 2007.
PASSED AND APPROVED			,
, 2007	§ § §		
		Will Wynn Mayor	
APPROVED:	_ATTEST:		
David Allan Smith City Attorney		Shirley A. Gentry City Clerk	y

Draft: 9/14/2007

Page 1 of 1

COA Law Department

## METES AND BOUNDS DESCRIPTION

Being all that certain 20.1982 acre tract or parcel of land situated in the JOHN E. LINN SURVEY NO. 804, Travis County, Texas, and being that same tract called 20.219 acres as described in Deed to Ordell Dube recorded in Volume 3559, Page 1027, Travis County Deed Records (TCDR), and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found marking the Southeast corner hereof, same being the Southwest corner of Lot 1, WTP NO. 4 ADDITION, a subdivision according to the map or plat thereof recorded in Volume 86, Page 190-D, Travis County Plat Records, and being further located in the North line of that certain 308.581 acre tract as described in Deed to PWB Joint Venture recorded in Volume 8694, Page 676, Travis County Real Property Records (TCRPR);

THENCE, with the East line hereof, and the West line of said Lot 1, the following five (5) courses and distances:

- (1) North 29°41'55" East-127.85 feet to a concrete monument found;
- (2) North 29°17′00" East-302.33 feet to an Iron rod found;
- (3) North 30°30′55" East-171.63 feet to an iron rod found;
- (4) North 28°38'30" East-139.49 feet to an iron rod found; and
- (5) North 30°50′50" East-131.25 feet to an iron rod found marking the Northeast corner hereof, and an interior corner or said Lot 1;

THENCE, with the North line hereof, and the South line of said Lot 1, and the South line of that certain 41.16 acre tract as described in Deed to DWDTHD Land No. 5, LLC, recorded in Document No. 2003198748, Travis County Official Public Records, the following slx (6) courses and distances:

- North 59°48′25" West-229.92 feet to an Iron rod set for angle point;
- (2) North 58°46'05" West-164.14 feet to an iron pipe found marking the common South corner of said Lot 1 and said 41.16 acre tract;
- (3) North 61°03′50" West- 40.07 feet to a nail found;
- (4) North 60°40'20" West-174.57 feet to a nail found;
- (5) North  $60^{\circ}34'45"$  West-149.91 feet to a nail found; and
- (6) North 58°30′20" West-168.99 feet to a nall found marking the common South corner of said 41.16 acre tract and that certain 30.28 acre tract as described in Deed to Northwest Austin M.U.D. No. 1 recorded in Volume 12847, Page 378, TCRPR;

THENCE, North  $60^{\circ}32'55$ " West, with the South line of said 30.23 acre tract and the North line hereof, a distance of 76.10 feet to an iron rod with cap found marking the Northwest corner hereof;

THENCE, South 29c11'55" West, with the West line hereof and the East line of that certain 4.00 acre tract as described in Deed to R. G. Thomas recorded in Volume 5492, Page 292, TCDR, a distance of 366.35 feet to an iron rod found;

THENCE, South 28°53'05" West, with the West line hereof and the East line of Zimmerman Lane as described in Roadway Easement recorded in Volume 3556, Page 1443, TCDR, a distance of 119.52 feet to an Iron rod found;

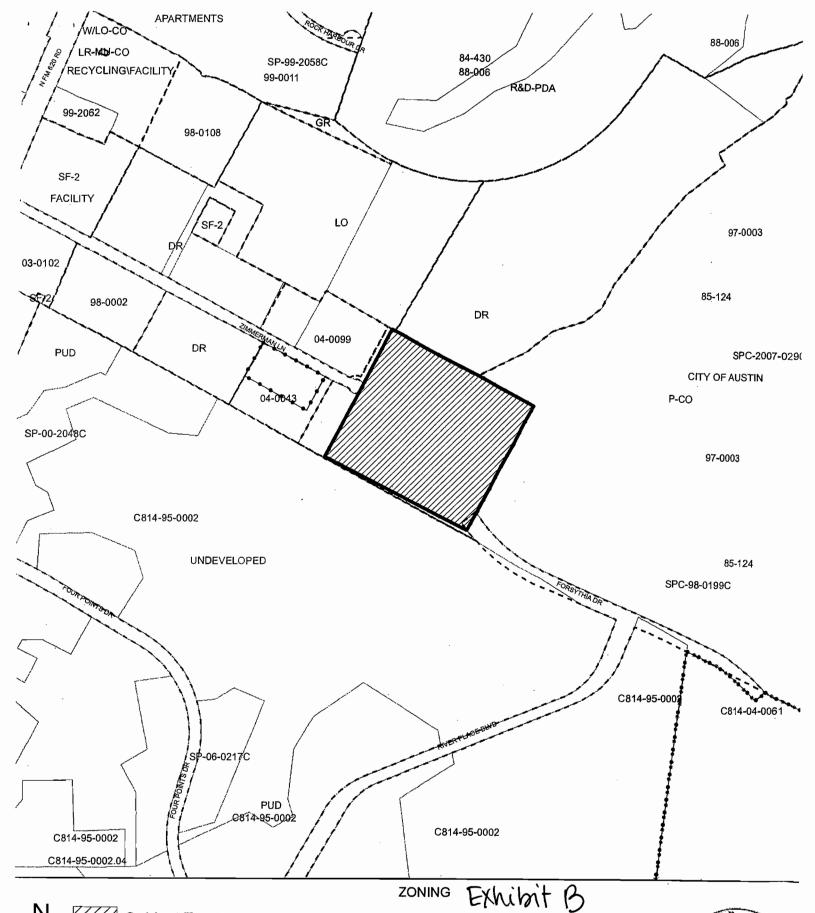
THENCE, South 29°22'40" West, with the West line hereof and the East line of that certain 2.006 acre tract as described in Deed to D. P. Weaver recorded in Volume 6512, Page 1896, TCDR, a distance of 404.04 feet to an iron rod found marking the Southwest corner hereof, same being located in the North line of said 308.581 acre tract;

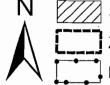
THENCE, South  $60^{\circ}47'40"$  East, with the South line hereof and the said North line of the 308,581 acre tract, a distance of 996.14 feet to the POINT OF BEGINNING and containing 20.1982 acres of land.

BASIS OF BEARINGS: Vol. 86, Pg. 190-D, TCPR

Compiled By:
Robert M. Sherrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #104
Austin, Texas 78759
June 14, 2007
GEO Job No. 0711804
Independence Title Company
GF No. 0705875







Subject Tract

ZONING CASE#: C14-2007-0089 **ADDRESS: 11200 ZIMMERMAN LANE** Zoning Boundary **SUBJECT AREA: 20.1982 ACRES** 

GRID: D34 **Pending Cases** 

MANAGER: S. SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: SM

